

Triton

Engineering

April 18, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Centennial / Thom
APN # 125-24-801-017**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 40 lot single family project called "Centennial/ Thom".

The applicant is requesting a Site Development Review for a proposed 40 lot single-family residential development.

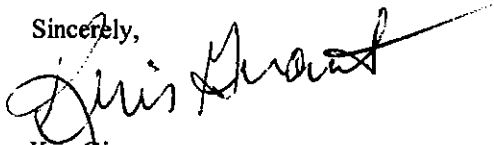
We are requesting the following setbacks for the RPD-7:

Min Lot Size:	2,500 sq ft
Front to Building:	10' Minimum
Front to Garage:	18' Minimum
Side Yard to side of building or roof:	3' Minimum
Side on Corner to Side of building	5' Minimum
Rear Yard	3' Minimum

Richmond American Homes believes that requesting a R-PD7 zoning will compliment the area and would be a proposed buffer between the R-1, R-E and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**SDR-1212D
REVISED**